



April 7, 2014

Park 77: Special Permit Submission Revisions

During our presentation to the Planning Board on April 8, we will address questions and issues that were brought up during our last Planning Board hearing. Some of these items need only clarification, other items have resulted in proposed changes to the design.

Clarification Items:

1. *Connections between Danehy Park and the future bike path:* we will show possible connections during the hearing.
2. *Visibility of rooftop equipment:* equipment will be hidden from view by parapets.
3. *Relocation of power lines and poles:* we're negotiating with NStar, but the outcome is uncertain.
4. *Definition of ownership of the railroad right-of-way and associated chain-link fencing:* all are owned by PanAm Railways.
5. *Historic traffic data from the JC Adams Company operations:* our traffic engineer will review this information during the hearing.
6. *Use of the land behind our site, occupied by the adjacent Auto Body shop:* currently used for used auto parts storage and parking.

Proposed Design Changes:

1. Relocated residential terraces away from the public sidewalks to allow more space for landscaping.
2. Added more shrubs and trees along the sidewalks to reinforce the “park-like” theme of the project.
3. Widened the sidewalks along New Street, especially where there are tree pits.
4. Added more varied materials to the facade to break down the scale of the building, and continuous bluestone cladding at the common terrace walls and main building entry to evoke a sense of building quality.
5. Changed (4) 2-bedroom units into (4) family-friendly 3-bedroom units, (one of which will be an Inclusionary Unit).
6. Reconfigured the main entry, common room and terrace to have a more public street presence.
7. Added landscape lighting along the sidewalks and parking areas to increase a feeling of safety at night. All lighting will comply with “dark sky” standards.
8. Added screening around the dumpster area.
9. Added drip irrigation to the planting areas along New Street.
10. Removed grass areas and added plantings to the southern end of our existing building at 87 New Street, so that a consistent landscape theme carries across both properties.

co-developed by
**AbodeZ +
Acorn Holdings**

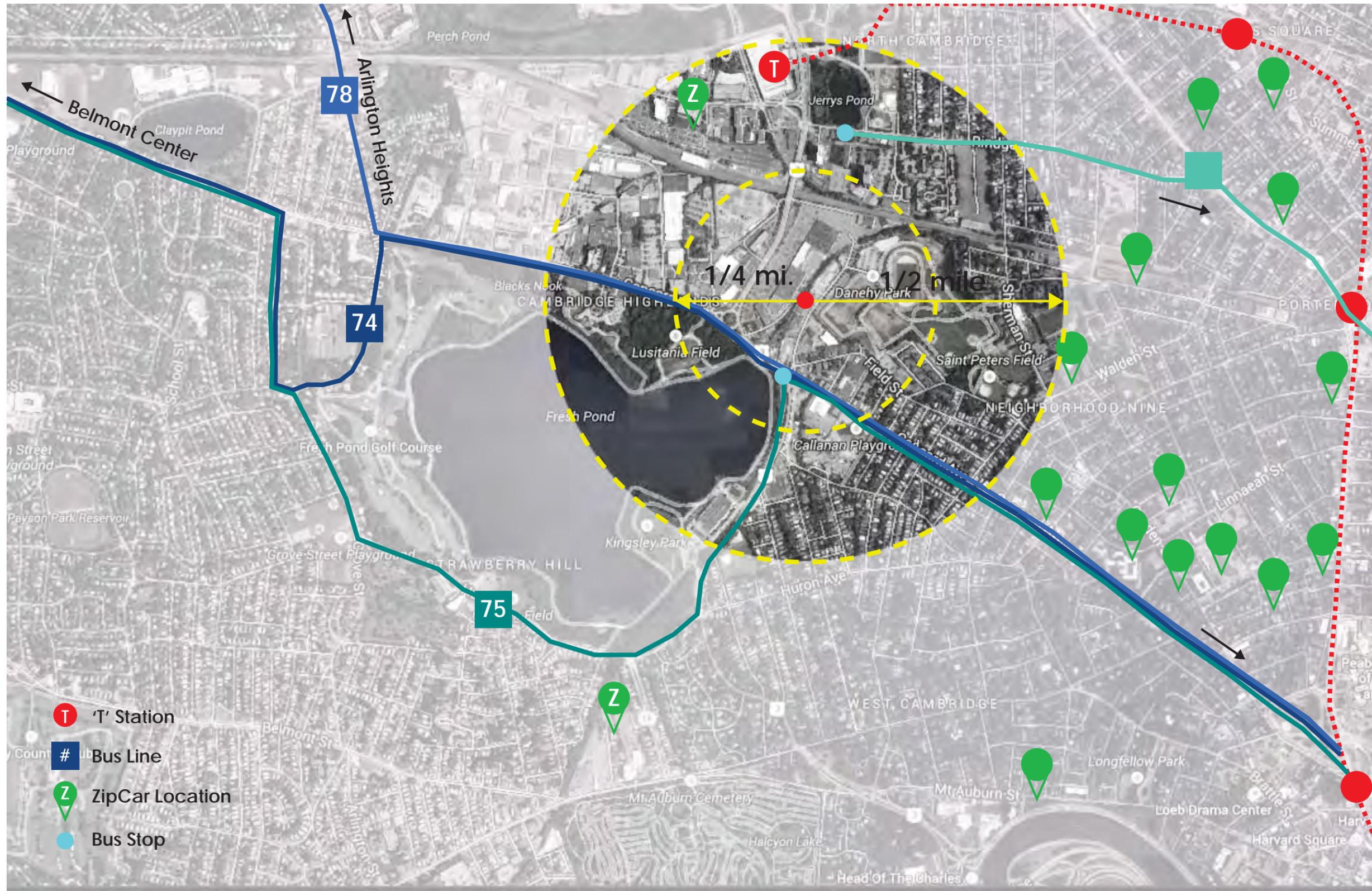


in association with:
Piatt Associates
Hope Legal Law Office
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Vanasse Hangen Brustlin
PFS Land Surveying, inc.
EBI Consulting
Han Design Studio











FRESH POND SHOPPING CENTER

(ALEWIFE OVERLAY DISTRICT 5/ BUSINESS A DISTRICT)

RAILROAD LAND
(PARKWAY OVERLAY DISTRICT)

10'-0"
(SIDE YARD
BY PERMIT)

10'-0"
(ACTUAL
SETBACK)

10'-0"
(SIDE YARD
BY PERMIT)

20'-0"
(H+L / 7)

40'-0"
(ACTUAL
SETBACK)

78'-0"
H+L / 5

#75 NEW STREET
PROPOSED PHASE II
4 STORIES, 45' - 0" HIGH
(INDUSTRIAL A-1 DISTRICT)

30'-0"
PROVIDED

H+H/6 =
15'-0"
(BY -RIGHT)

0'-0"

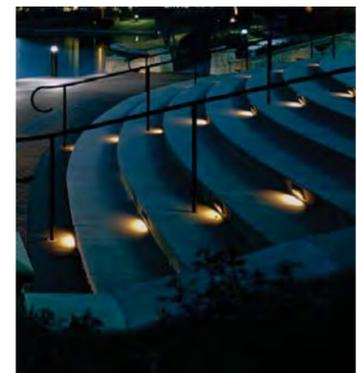
(NO FRONT YARD
SETBACK REQUIRED)

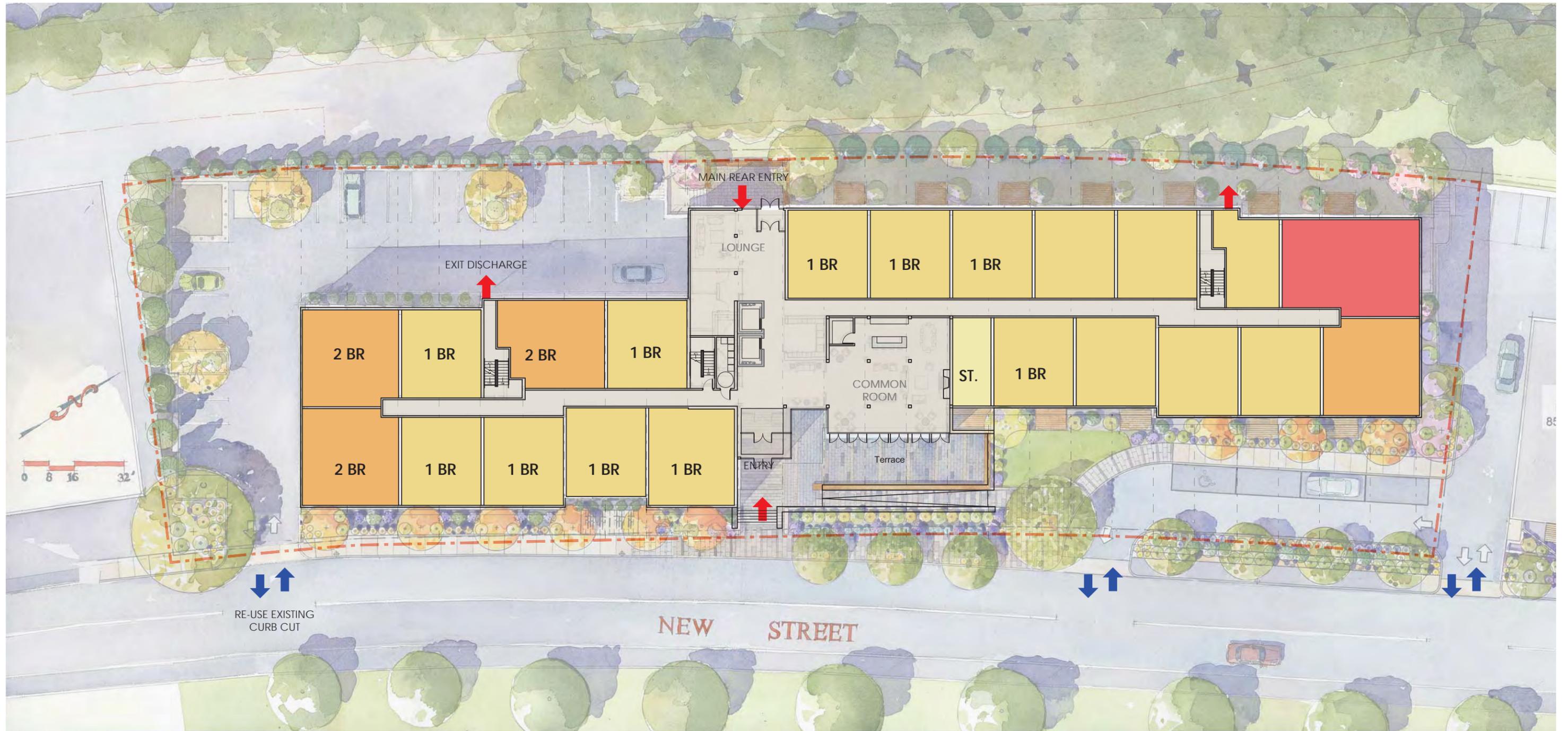
NEW STREET

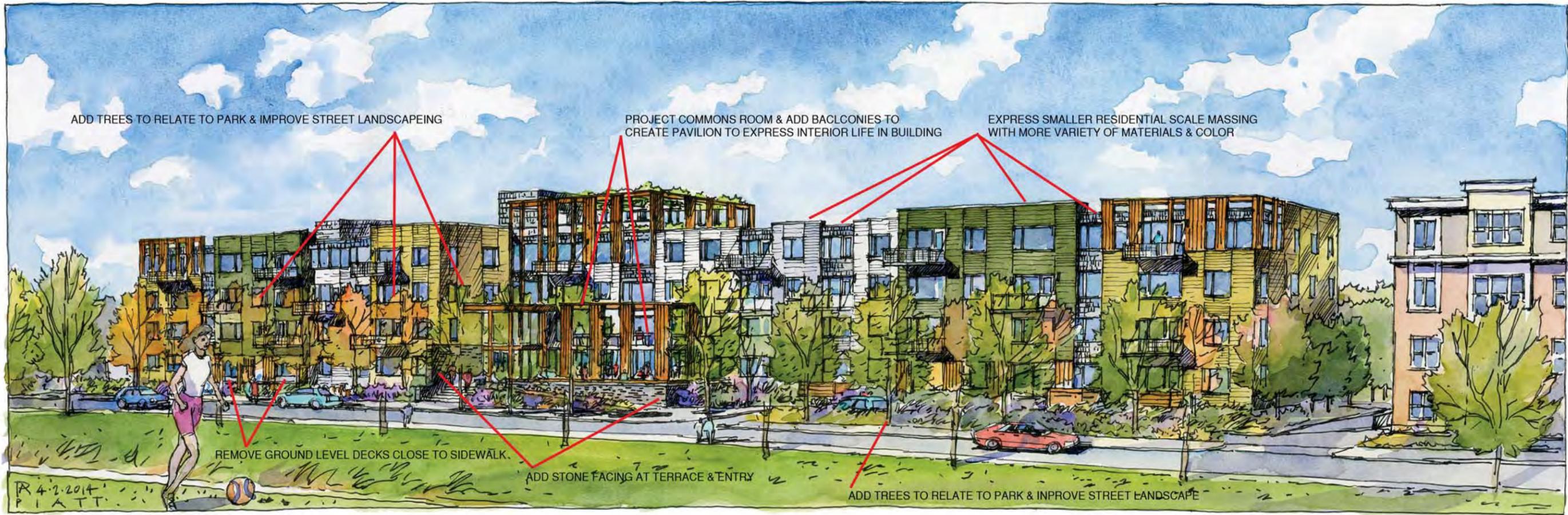
(OPEN SPACE DISTRICT)

DANEHY PARK











MAIN ENTRY PERSPECTIVE AT NEW STREET



NORTH FACING SIDEWALK VIEW

